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LVDG, LLC [SERIES 128]

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11 UNITED STATES DISTRICT COURT
12 DISTRICT OF NEVADA

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BANK OF AMERICA, N.A., successor by)
merger to BAC HOME LOANS SERVICING,)
LP F/K/A COUNTRYWIDE HOME LOANS)
SERVICING, LP,) Case No. 2:16-cv-01932-APG-EJY
Plaintiff,)
vs.)
INSPIRADA COMMUNITY ASSOCIATION;)
LVDG LLC SERIES 128; LEACH JOHNSON)
SONG & GRUCHOW,)
Defendants.)

STIPULATION TO SUBSTITUTE PARTIES

COMES NOW Plaintiff, BANK OF AMERICA, N.A., successor by merger to BAC
HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP
("BANA"); Defendant, LVDG, LLC SERIES 128 ("LVDG"); Defendants, INSPIRADA
COMMUNITY ASSOCIATION ("HOA") and LEACH JOHNSON SONG & GRUCHOW; and
proposed Defendant, AIRMOTIVE INVESTMENTS, LLC ("Airmotive"), by and through their
undersigned counsel, and hereby stipulate and agree as follows:

1 1. On August 15, 2016, BANA filed this action seeking various relief related to a
2 deed of trust recorded against real property commonly known as 3177 Degas
3 Tapestry Avenue, Henderson, Nevada 89044 (“*the “Property”*”) and a
4 homeowners association lien foreclosure sale related thereto.

5 2. LVDG presented the prevailing bid at the HOA’s foreclosure sale and thereby
6 acquired title to the Property.

7 3. At the time the Plaintiff filed this action, LVDG was the record title holder of the
8 Property.

9 4. LVDG subsequently transferred and conveyed its interest in the Property to
10 Airmotive, a similarly owned entity, on or about December 16, 2016, by way of a
11 Grant Deed recorded in the office of the Clark County Recorder on January 5,
12 2017, as Instrument No. 20170105-0003305.

13 5. Airmotive is currently the record title holder of the Property.

14 6. LVDG no longer claims any right, title or interest in the Property.

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1 7. Airmotive shall be substituted as a defendant in this action as the real party in
2 interest in the place and stead of LVDG. LVDG shall be dismissed from this
3 action without prejudice. All claims and defenses asserted by and against LVDG
4 in this action shall be deemed to equally apply to Airmotive and the case caption
5 shall be appropriately amended.

6 Dated this 25th day of October, 2019.

7 ROGER P. CROTEAU &
8 ASSOCIATES, LTD.

AKERMAN, LLP

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17 *LVDG, LLC [Series 128] and*
18 *Airmotive Investments, LLC*

19 LEACH KERN GRUCHOW
20 ANDERSON SONG

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40 *Inspirada Community Association and*
41 *Leach Kern Gruchow Anderson Song*

42 **IT IS SO ORDERED.**

43 By: Rayna J. Zouchak
44 United States Magistrate Judge

45 Dated: October 28, 2019